## INTERESTING

# mall Homes

FOR THOSE WHO WOULD TAKE ADVANTAGE OF THE MOST FAVORABLE HOME-BUILDING FACTORS OF THE LAST DECADE

Yoder Design Service



## ECLIPSE LUMBER CO.

Everything To Build Anything
COAL





## Con You

This is a "Home-idea" booklet intended to suggest to the average American, for whom the facilities of the Federal Housing Administration have been provided, the type of small home which he can advantageously build, pay for, and own on a basis not unlike rent.

All homes illustrated here have been chosen because they are simple and inexpensive to build and because they can be used on almost any building lot.

Many of these homes will cost no more than \$3,500 to build; few will cost as much as \$5,000.

Actual working drawings for any of the houses illustrated in this booklet are available to home builders who find that a particular house meets their requirements.

Additional sources of home suggestions and additional suggestion booklets are listed on pages

21 and 22

Throughout the trying years of economic depression, the fundamental soundness of careful investment in the land, materials and labor which produce a good small home has been reiterated again and again.

Amid the chaotic deflation of almost every known type of investment, money lodged in a good home has continued to return, year in and year out, its full measure of dollar for dollar value.

- Money saved through investment in a new home, in which the owner expects to live, is money placed securely beyond the reach of any future economic upheavel - money which buys a service needed throughout the life of the owner.

If YOU have ever thought of the desirability of owning your own home and have failed to make it come true in the past DO YOUR DECISIVE THINK-ING ON THE SUBJECT TODAY because existing circumstances demand it.

NEVER - since Americans first built their homes from logs, has it been so easy, from a financial standpoint for the average family to acquire a good, new home on terms which it can afford.

TWO unusual conditions peculiar to the period in which we are living, and unlikely to be repeated within a generation, have produced this situation.

FIRST . . . For nearly five years American building has bumped along at a nearly "all time" low ebb. Naturally labor and material costs are low . . . as yet, there has been no building revival to boost them.

SECOND . . . to stimulate the lagging recovery of the great "key" industry, the United States Government has provided under the National Housing Act and through its Federal Housing Administration, new, low-cost, home-loan arrangements which

have placed the cost of living in and buying a new home on a par with, and often lower, than prevailing rents.

1935 . . . is nearly a perfect building year . . . costs are still low, and the most liberal financing in American history is readily obtainable.

PLAN to build your new home this year . . . you can do so with full assurance that you are building in a time when your money buys more material and labor than in eight of the past ten years . . . and with further assurance that no more liberal terms will ever be obtainable.

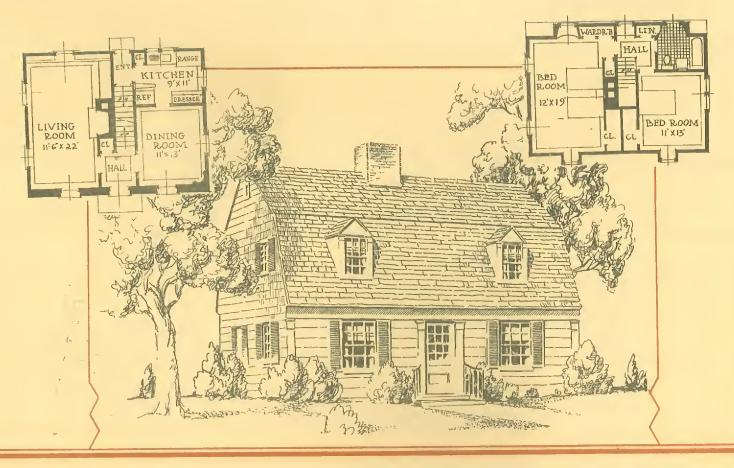
WILL BE THE MOST FAVORABLE YEAR FOR NEW HOME BUILDING IN THE LAST DECADE

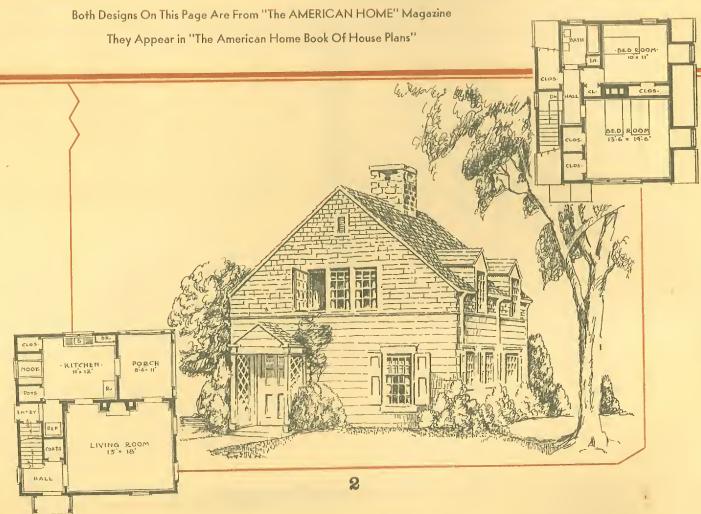
From every side reliable indices of informafrom every side reliable malces of morna-tion indicate that 1935 as a building year is going to surpass any year since 1928.

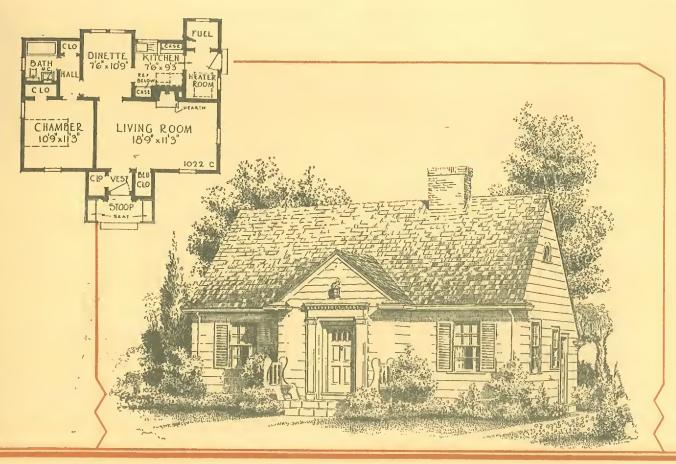
1935 will be a good building year because every factor is FAVORABLE TO BUILDING.

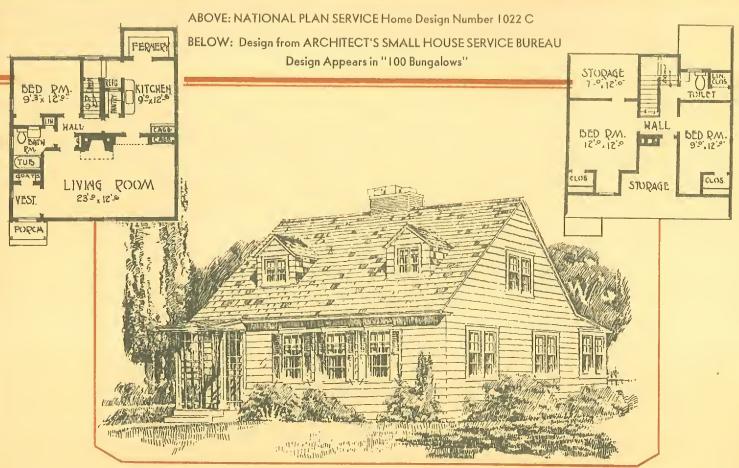
FOR INSTANCE—construction costs are still low, ... loans are readily available through the Federal Housing Administration . . . and terms

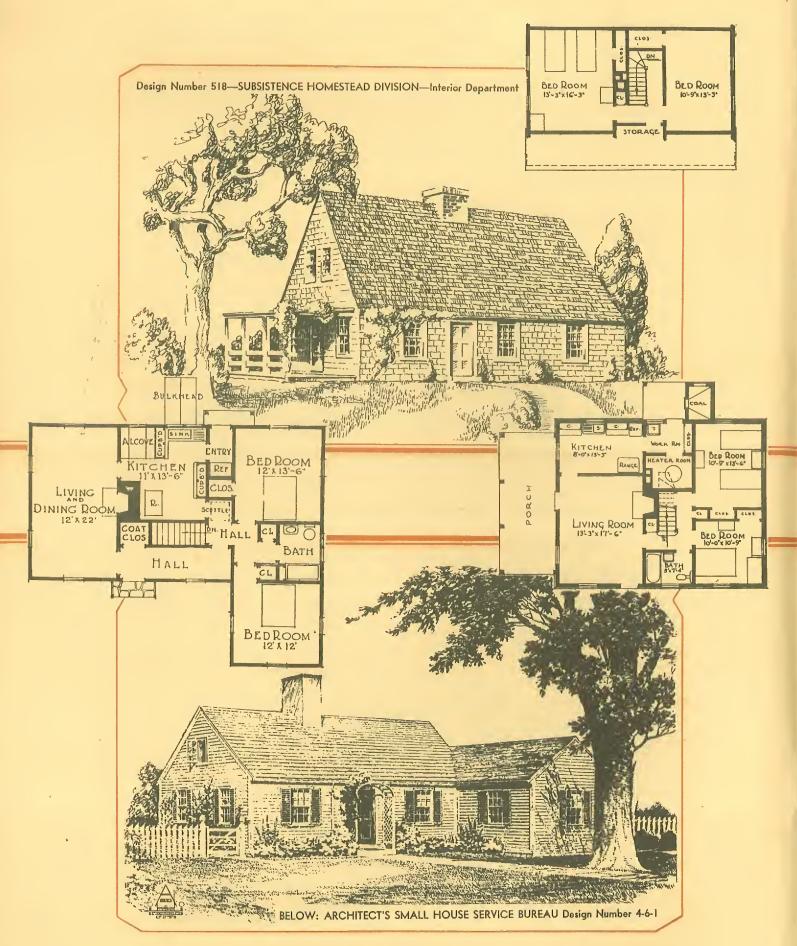
Before the year is over improved demand will boost prices . . . those fortunate enough to plan their building early in the year will have the benefit of LOW COSTS along with their easy terms. MAKE YOUR PLANS EARLY—call and let us help you.

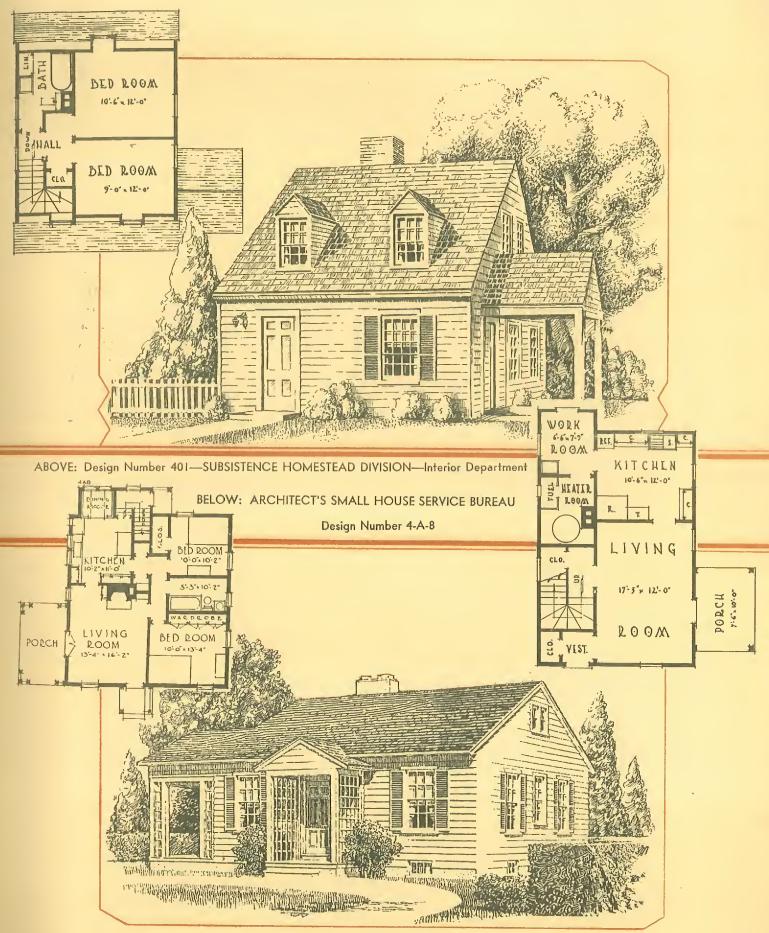


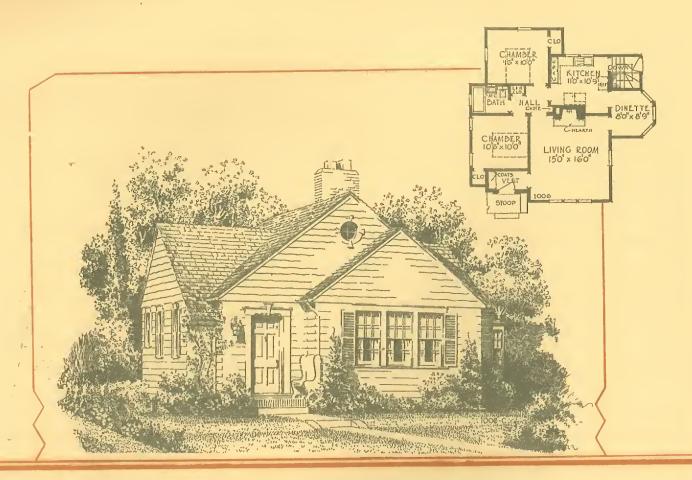


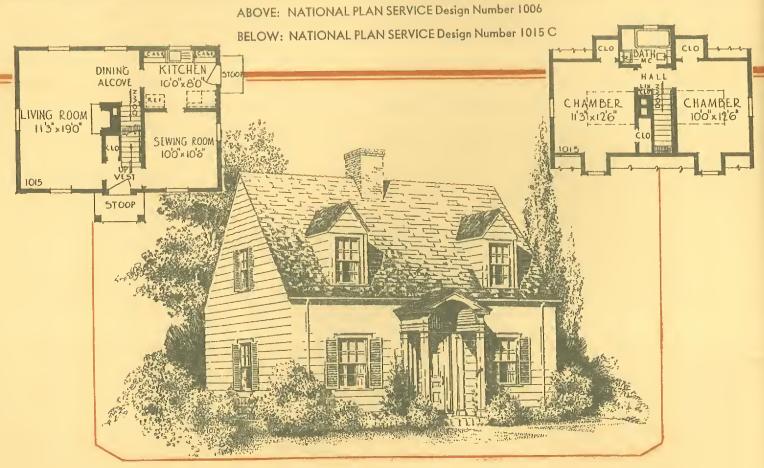


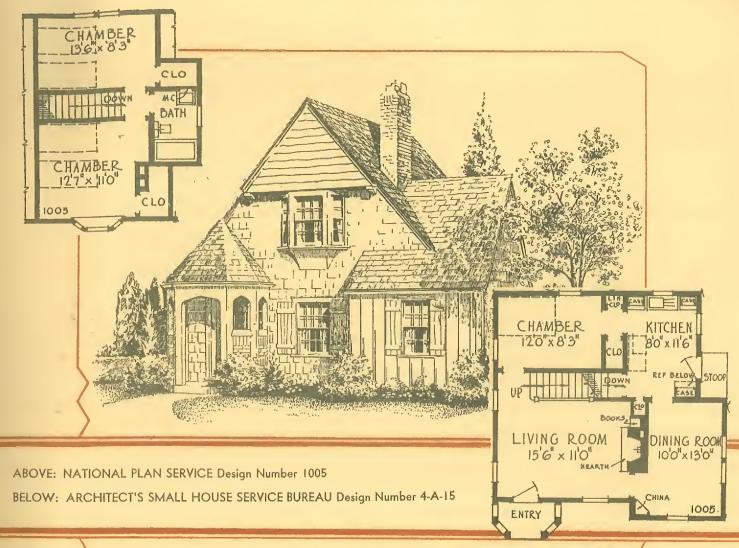


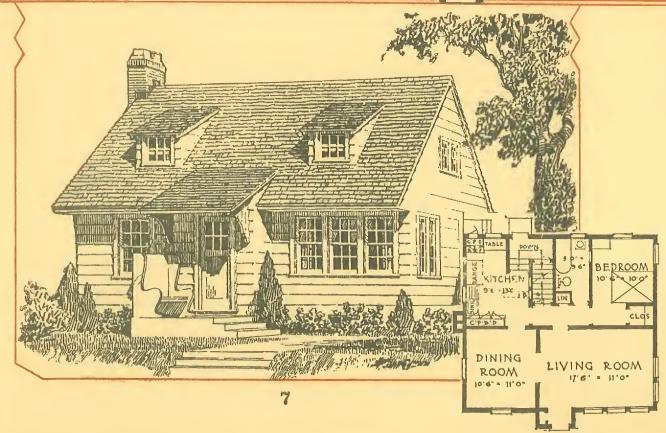


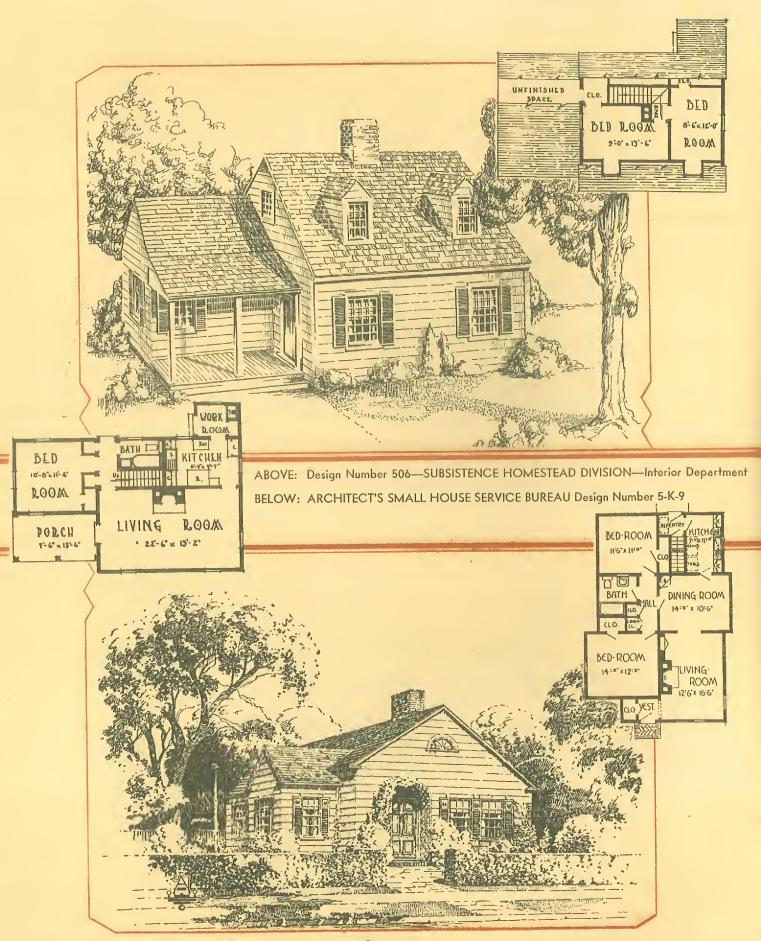


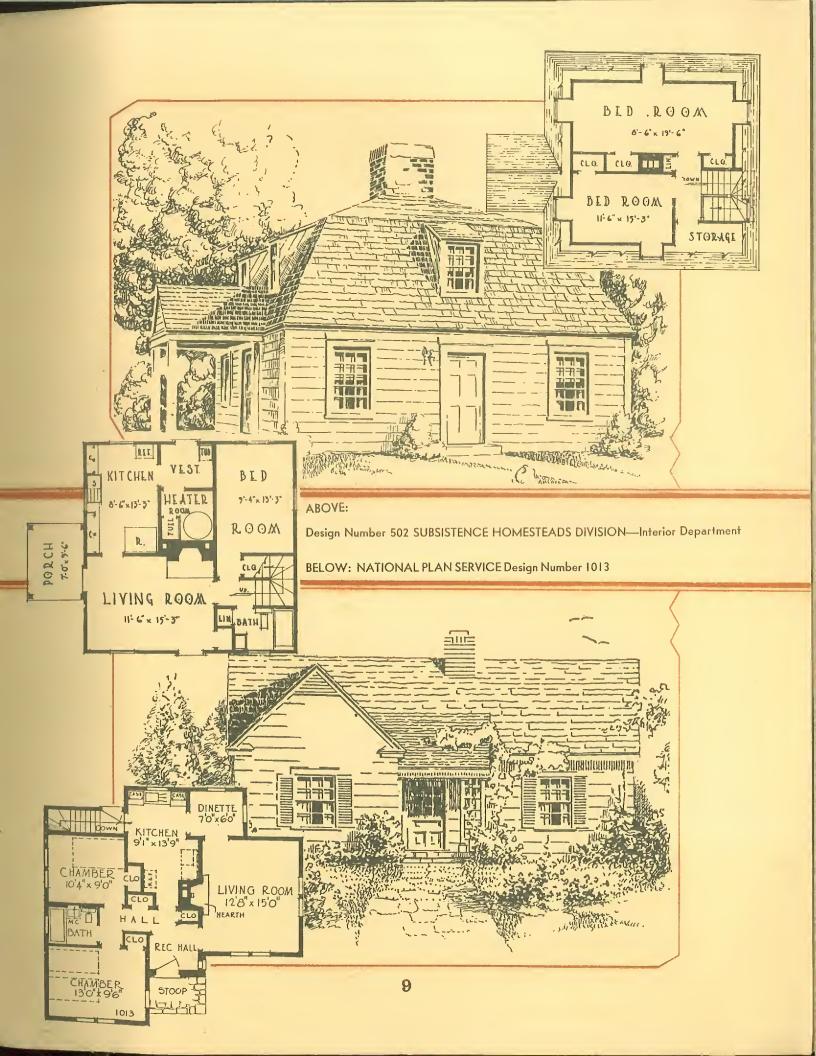


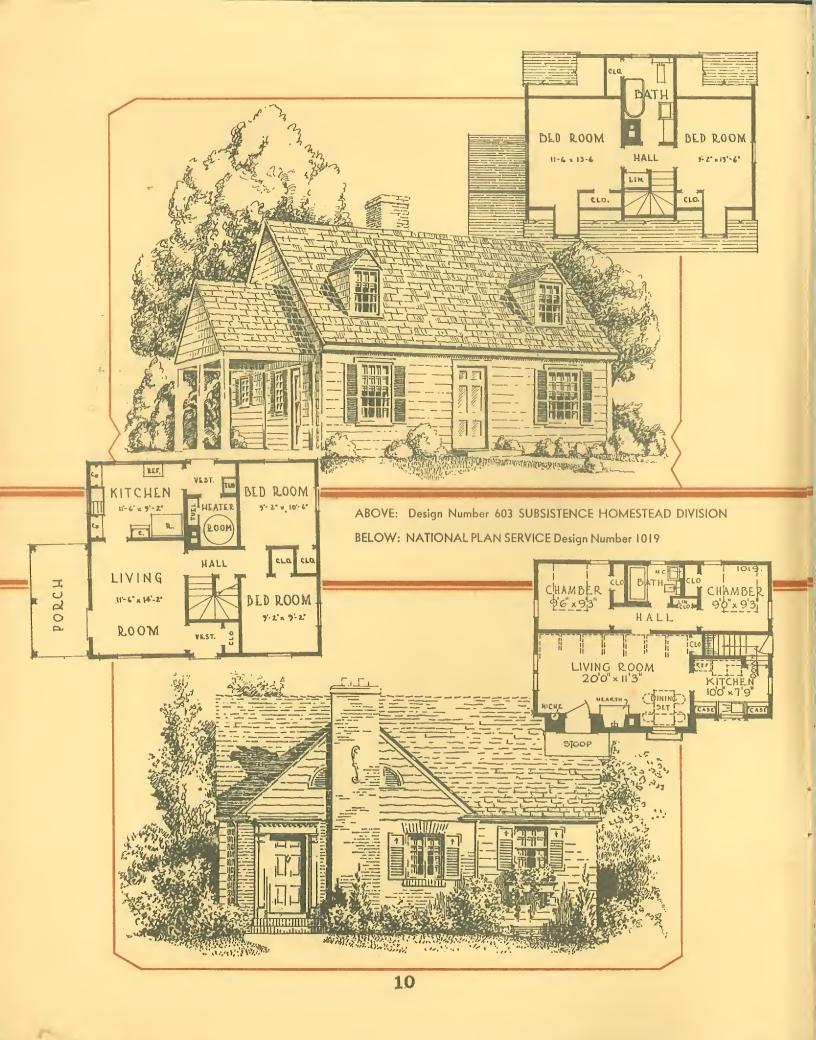


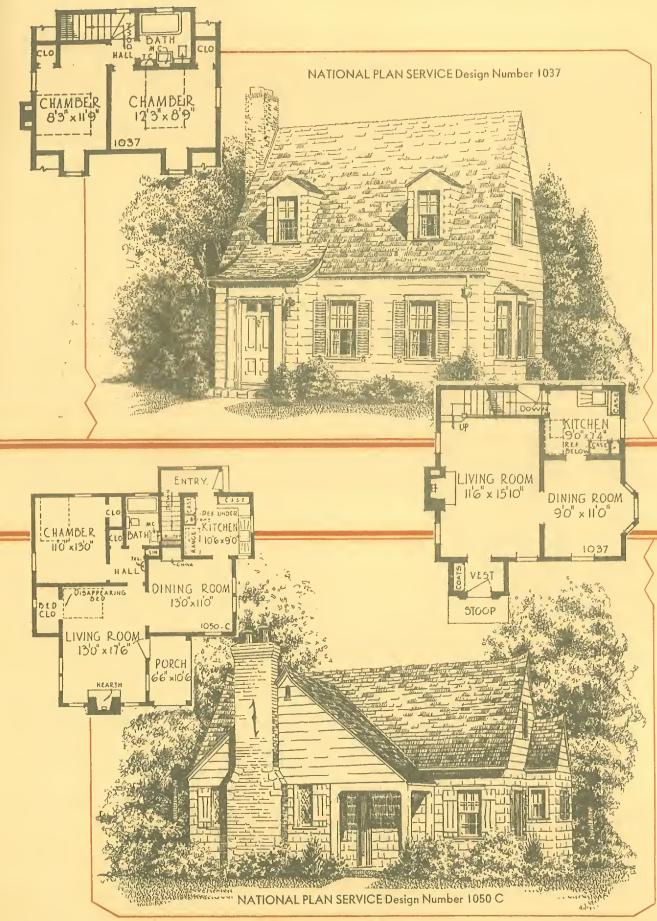


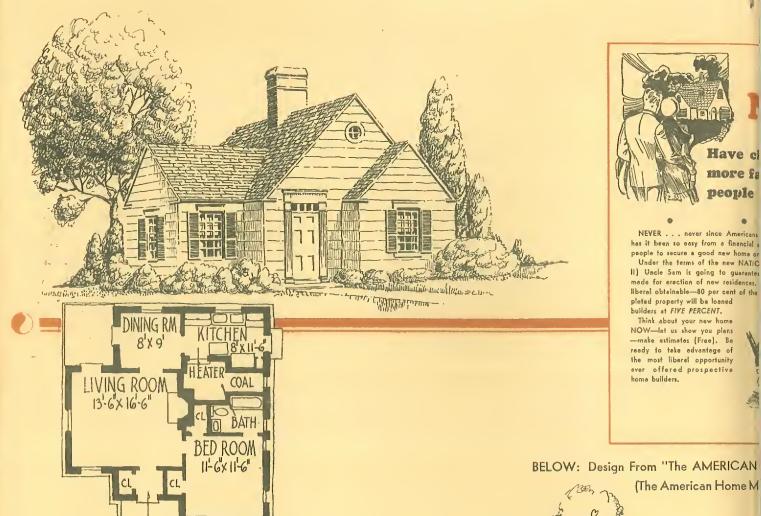




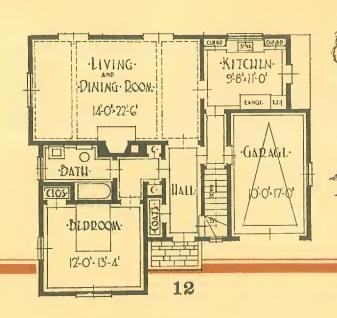






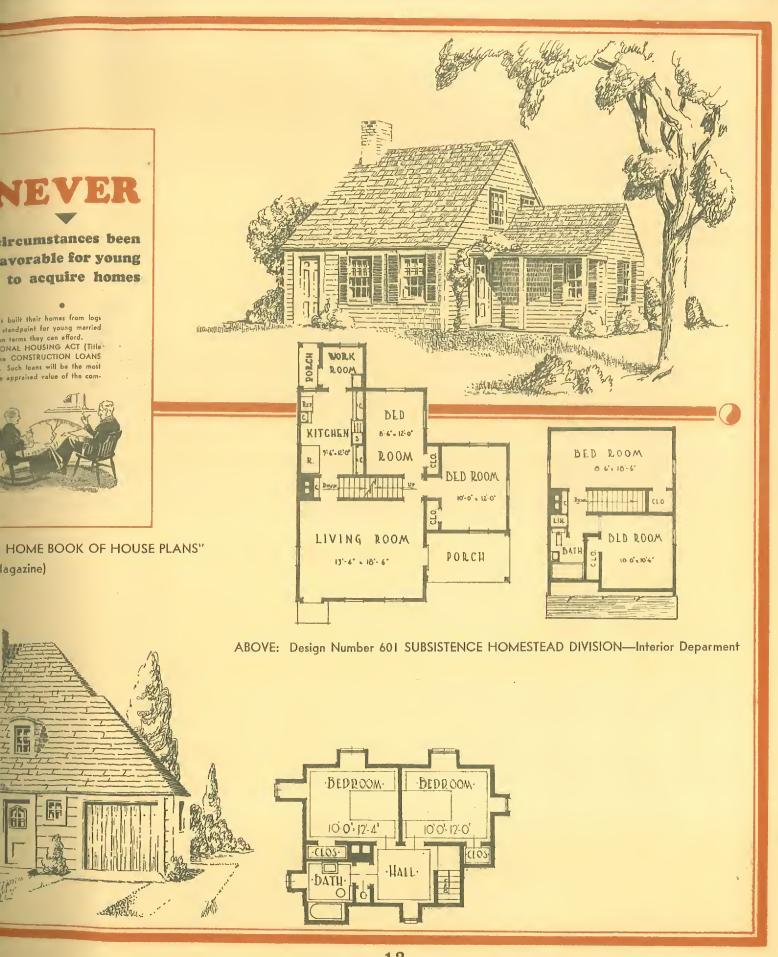


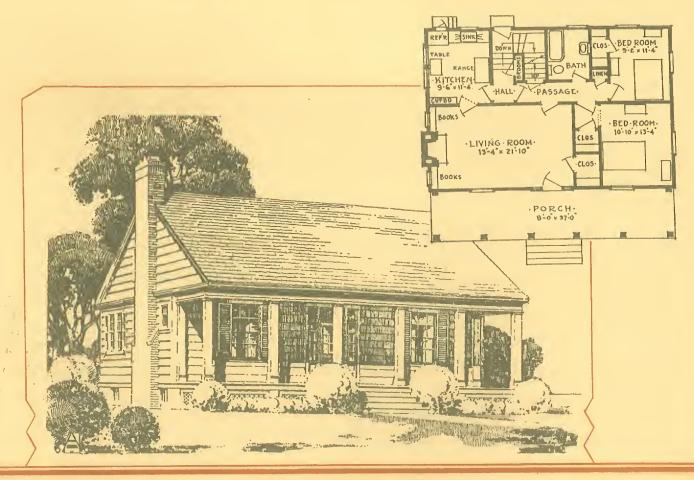
ABOVE: Design From "The AMERICAN HOME BOOK OF HOUSE PLANS" (The American Home Magazine)



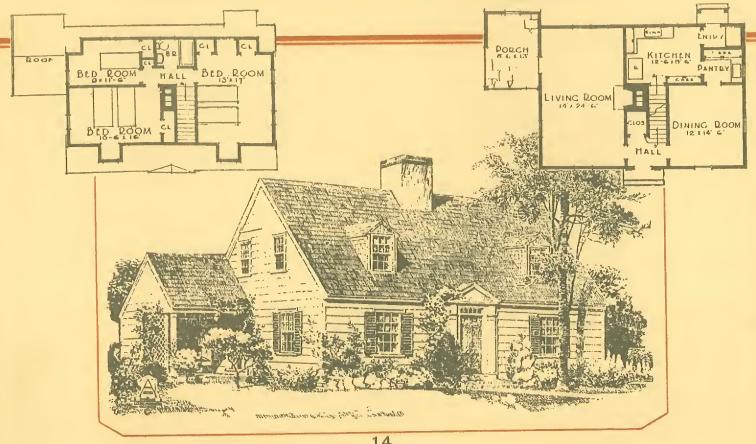


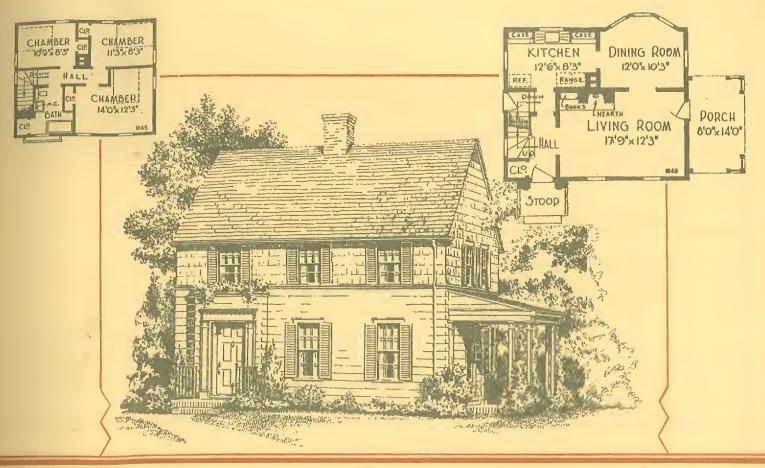
people

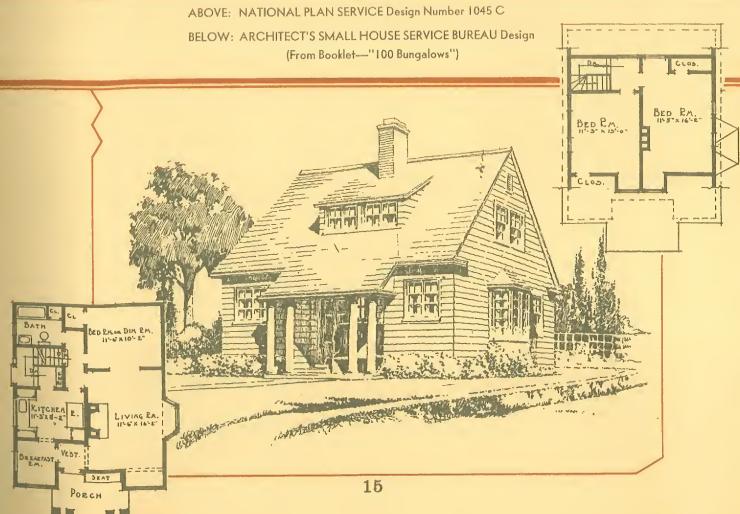


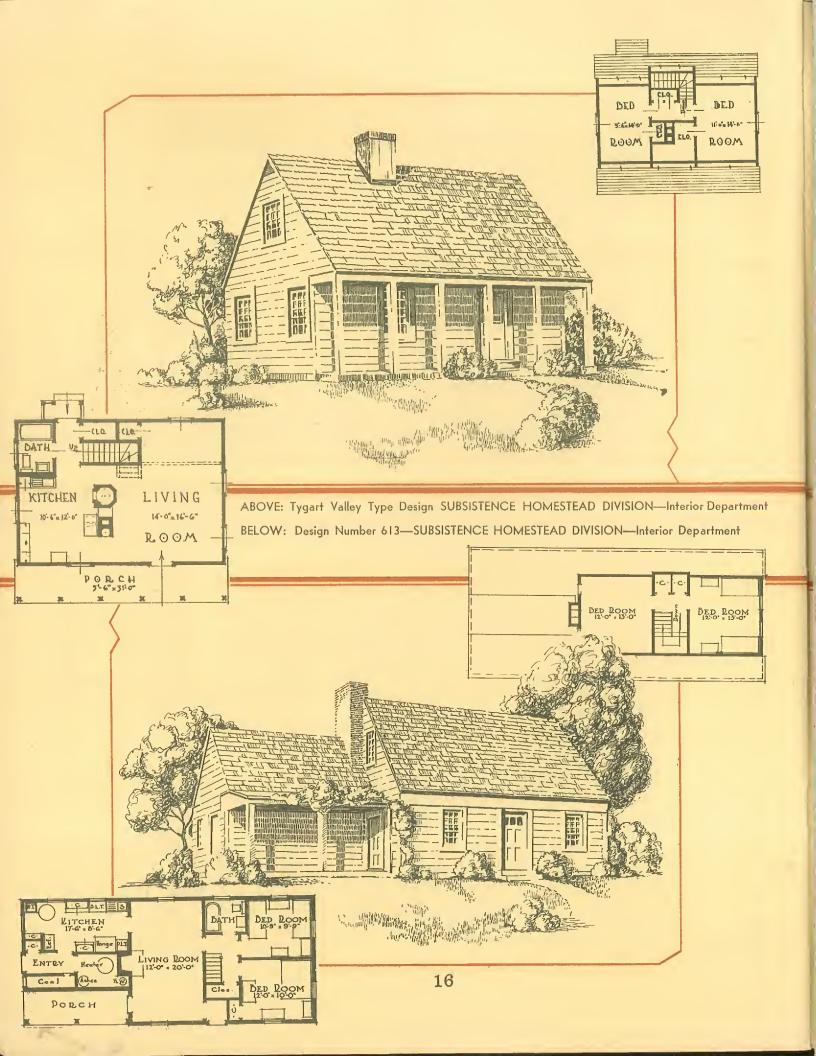


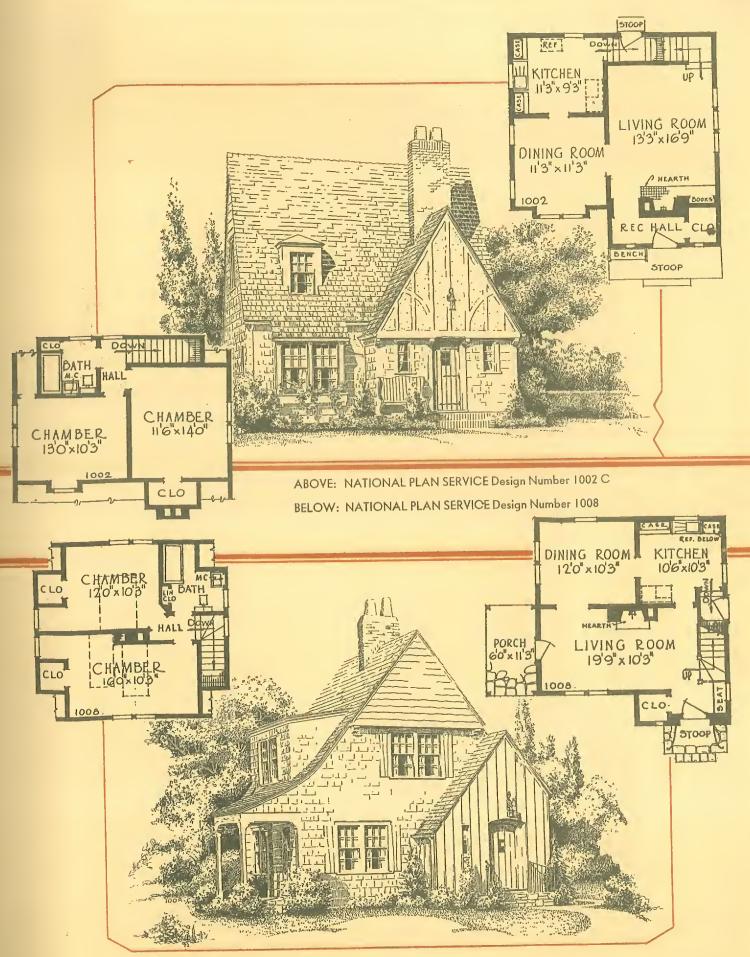
ABOVE: ARCHITECT'S SMALL HOUSE SERVICE BUREAU Design Number 4-A-11A BELOW: ARCHITECT'S SMALL HOUSE SERVICE BUREAU Design Number 6-G-9

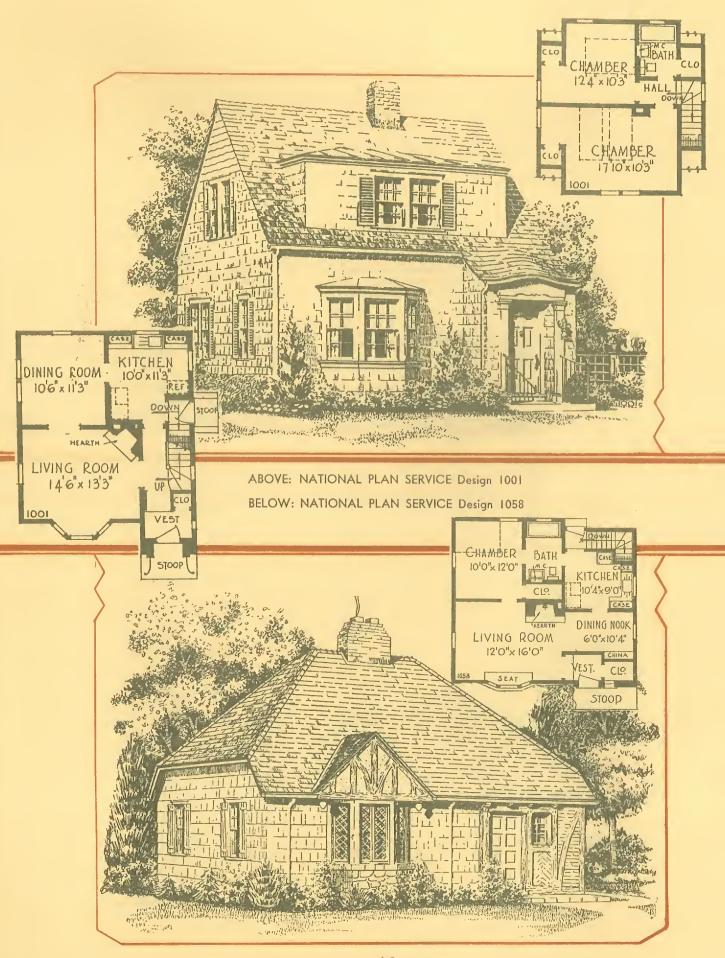


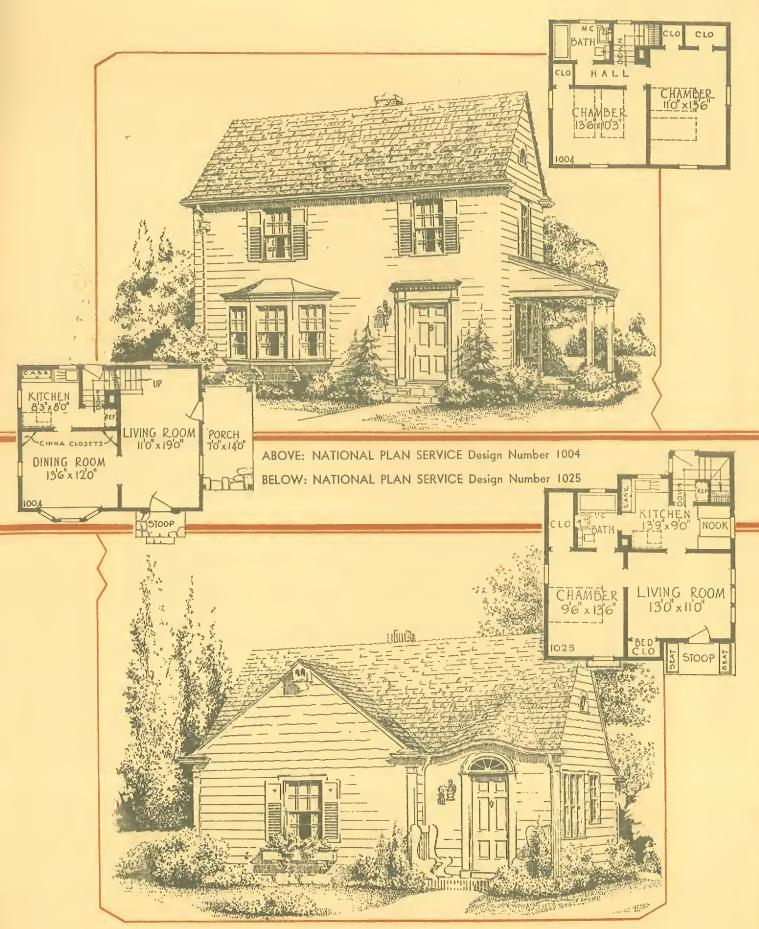


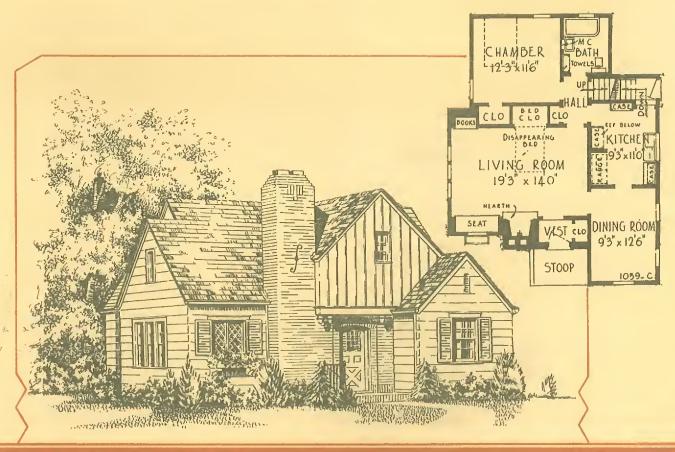


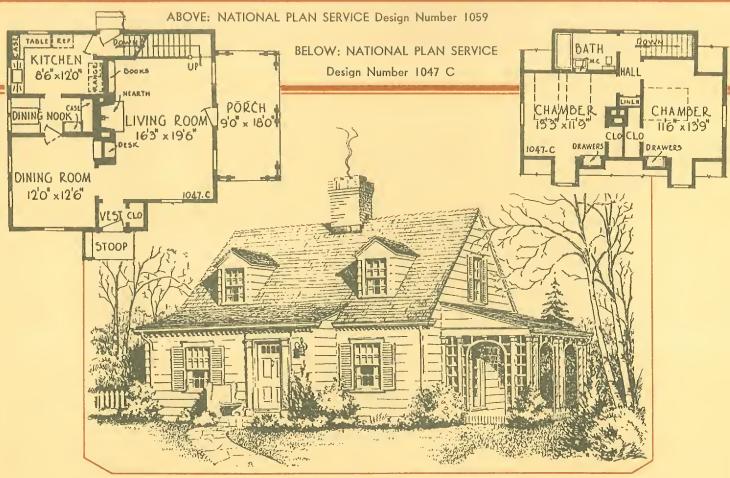












## READY PREPARED HOME PLANS. available to



For home builders who are unable to avail themselves of special architectural service on proposed building projects, there is a wide range of practical readyprepared residential plans covering most all sizes and types of homes ordinarily built in the United States.

As an aid to the prospective home owner, elevations of most of the homes for which many agencies furnish working drawings, are presented attractively in "Home Plan" or home idea books, enabling the prospective home owner to compare a wide variety of homes. This opportunity corresponds, in a measure, with the preliminary sketches which an architect prepares for his client previous to the production of of actual construction drawings.

There is a wide range to the cost of ready-prepared home plans. The most costly however are not particularly expensive when viewed in the light of their importance in one of the largest expenditures ordinarly made by the average family.

While not specifically drawn for an individual prospect, most ready-prepared plans are the result of a great deal of experience and represent designs which have been found to be most suitable to the ordinary

requirements of the average American family. Most of the designs are the work of competent architects and may be said to represent a very practical and economical type of residential construction.

For the convenience of prospective builders there is listed below a bibliography of sources from which good "stock" residential plans may be obtained.

#### AMERICAN HOME MAGAZINE

PUBLISHED BY: Doubleday-Doran.

ADDRESS: Garden City, Long Island, New York.

NOTE: American Home Magazine reprints from the home designs which have appeared on its pages from time

Name of Plan Book: "AMERICAN HOME BOOK OF HOUSE PLANS."

Cost of Plan Book: ONE DOLLAR (\$1.00).

Types of Houses Covered: A very wide range, from the smallest cottage to large pretentious homes at rough costs of from \$3,000 to \$20,000.

Number of Designs: Approximately one hundred.

Cost of Plans: Plans for homes appearing in the Plan Book listed above and in the American Home Magazine are sometimes available through the magazine and sometimes through the larchitect. Plans are sold by the American Home at \$6.00 per room. Paper cut-out models are available at .50 each.

#### AMERICAN BUILDER MAGAZINE

PUBLISHED BY: American Builder.

ADDRESS: 105 West Adams Street, Chicago, Illinois.

NOTE: This magazine, devoted to the interests of Professional builders, prints each month for their suggestive value to builders and contractors, numerous small home designs. These designs are ultimately incorporated in bound books.

Name of Current Suggestion Book: "NEW ERA HOME DE-SIGNS AND MODERN-IZING PLANS."

Cost of Sugestion Book: ONE DOLLAR (\$1.00).

Type of Home Covered: All common residential types, including suggestions in finish, furniture and fittings most appropriate for type given.





A stack of cancelled rent checks . . . or a completely paid-for home?

Which will it be ten years from today?

The completely paid-for house can be had for about the same monthly outlary of dollars as the cancelled rest checks. Looked at from a purely economic standpoint it party for the height of folly not to use your rent money to PAY FOR THE HOUSE YOU LIVE IN.

Most renters can own their own homes on their present budget—bul lack the initiative to make the start.

If you belong in this class COME IN AND SEE US. We'll give you all the lacts—and show you HOW with no obligation to you.

Number of Designs: Approximately one hundred.

Cost of Plans: Homes illustrated in this book are sometimes photographs of finished homes built by builders and real estate operators who may supply plans on request. Other illustrations show designs from commercial plan services which are readily available, but for which no standard price can be given here.

#### ARCHITECTS SMALL HOUSE SERVICE BUREAU

ADDRESS: Room 1014, 101 Park Avenue, New York City, or 1200 Second Avenue South, Minneapolis, Min-

nesota.

NOTE:

The Architect's Small House Service Bureau is a non-profit organization, established by leading members of the Architectural profession as a clearing house of small home designs. The Bureau is devoted to the improvement of small dwelling architecture and makes it possible for the home builder who feels he cannot afford the individual services of an architect to secure the advantages of Technical knowledge and creative skill at a nominal fee.

Names of Plan Books:

No.	IÓI	Spanish, Modern American and brick, each	
		book, per copy	.25
No.	102	"One Hundred Bungalows and Cottages"	.75
No.	103	"Pocket Guide to Good Construction".	.25
No.	104	"Small Homes of Architectural Distinction" (250 suggested Plans)	2,50
No.	105	"Designs of the Atlantic Division"	.50
No.	106	"Fifty Ways to Lower Home Building Costs".	.10
No.	107	"Road to a Home"	.10

Types of Homes Covered: All types of small home architecture. Few very large houses are presented.

Cost of Plans: The regular fee is \$6.00 per room with .50 more for packing and postage. By principal rooms is meant living rooms, dining room, kitchen and bedrooms. Halls, sewing rooms and bath rooms are not counted.

Charges are as follows:

3	Room	House	e	18.50
4	U.	Ħ	***************************************	24.50
5	- 0	11	*****	30.50
6	11	- 11		36.50

NOTE: The purchase of plans includes all necessary auxiliary documents such as specification forms; quantity surveys; agreement forms; revision sheets, etc.

#### ARKANSAS SOFT PINE BUREAU

PUBLISHED BY: A service and promotion bureau operated by the producers of Arkansas Soft Pine

ADDRESS: Boyce Building, Little Rock, Arkansas.

Name of Plan Book: "HOUSES OF WOOD FOR LOVERS OF HOMES."

Cost of Plan Book: Free in single quantities.

Type of Homes Covered: Average size two-story dwelling designed by architects.

Number of Designs: Twenty-seven homes.

Cost of Plans: Standard working drawings for sixteen of the Homes are available at \$5.00 per original set and \$2.00 for each additional set.

#### BETTER HOMES AND GARDENS MAGAZINE

PUBLISHED BY: Meredith Publishing Company.

ADDRESS: Des Moines, lowa.

NOTE: Designs offered by Better Homes and Gardens in booklet form are reprints of homes which have appeared in the magazine from time to time. The homes appear under the title of "Bildcost" homes and offer a system through which prospective builders may secure a quick estimate of construction cost.

Name of Plan Book: "BILDCOST GARDENED HOMES."

Cost of Plan Book: TWENTY-FIVE CENTS (.25).

Type of Home Covered: A wide selection of small homes, almost all of which are suited to the average home builders pocket-book (under \$10,000).

Number of Designs: Approximately twenty-five.

Cost of Plans: One complete set of plans, including specifications and a material list are available at \$5.00 for the first set and \$1.00 for each additional set of blue-prints.

#### LADIES HOME JOURNAL

PUBLISHED BY: Curtis Publishing Company.

Independence Square, Philadelphia, Penna. ADDRESS: (Architectural Editor.)

Name of Plan Book: "JOURNAL HOUSE PATTERN CAT-ALOG."

Cost of Plan Book: Plan Catalog sent free on request to interested inquirers.

Types of Home Covered: All architectural types and styles are covered in sizes from three rooms to very pretentious mansions.

Number of Designs: Approximately Seventy.

Cost of Plans: Architects Building Plans, specifications and cardboard cutout model of house, furnished for ONE DOLLAR (\$1.00).

#### SOUTHERN PINE ASSOCIATION

PUBLISHED BY: Trade Association composed of manufacturers of Southern Pine (Longleaf and Shortleaf) lumber.

ADDRESS: Interstate Bank Building, New Orleans, Louis-

Name of Plan Books:

- (1) "Modern Southern Pine Homes"—sent free to interested inquirers. Contains approximately fifty small home designs—a great many of them are bungalows. All popular architectural types are covered.
- (2) "Suggestions for Remodeling"—a 45 page booklet, illustrating ways and means of converting the old home into a more modern form. Sent on request to interested persons.
- (3) "Southern Pine Garages"—contains plans for 11 popular type single and double garages; sent on request to interested persons.
- (4) "Southern Pine Barns"—illustrates ten approved types of modern barns.
- "Southern Pine Farm Buildings"—illustrating all types of farm buildings and equipment.

Cost of Plans: Working drawings of Home Plans may be secured for \$1.50.

#### NATIONAL PLAN SERVICE

ADDRESS: 1315 West Congress Street, Chicago, Illinois.

NOTE: This organization publishes a wide range of books for homes, cottages, farm buildings, etc. These books and plans are supplied through retail lumbermen and material dealers throughout the United States. Inquiries may be directed to the above organization to ascertain the nearest dealer who can supply plan

#### SUBSISTENCE HOMESTEADS DIVISION

PUBLISHED BY: Department of Interior.

ADDRESS: 18th & F Streets, N. W., Washington, D. C.

NOTE: The Subsistence Homesteads Division is concerned with the improvement of living conditions among many under-privileged or dependent families. To this end designs for a wide range of small, low-cost dwellings have been prepared as a guide to construction in Homestead projects throughout the United States.

Name of Plan Book: "SUBSISTENCE HOMES."

Cost of Plan Book: Sent to inquirer upon request.

Types of Homes Covered: Contains approximately sixty-five

samples of very low-cost homes, ranging from two to eight rooms. Practically all designs incorporate features felt to be essential to the small farm or rural family.

Cost of Plans: Since most subsistence homestead projects are locally worked out, no construction plans are available on houses offered in the booklet, which constitutes however a valuable suggestion volume for the low cost home builder.

#### STANDARD HOMES COMPANY

ADDRESS: Colorado Building, Washington, D. C.

NOTE: This is a commercial organization devoted exclusively to the proparation and sales of ready-prepared house plans.

Name of Plan Books:

"BETTER HOMES AT LOWER COST" sold for fifty cents (.50) presents approximately fifty residences of Colonial, Dutch Colonial and Cottage design in the \$2,000 to \$8,000 price range.

"HOMES OF TODAY" a book of about the same type as that listed above but containing a wider range of houses of the English type, costing from \$3,000 to \$10,000; fifty cents (.50) per copy.

"HOMES OF BRICK AND STUCCO"—contains a variety of homes of brick and stucco design—ranging in price from \$4,000 to \$12,000; fifty cents (.50) per copy.

Cost of Plans: Blue Print working drawings, including bill of material and specifications are sold at the flat rate of \$20,000 per house.

#### NORTHEASTERN LUMBERMEN'S ASSOCIATION

The above is an association of Retail Lumbermen in the states of New York, Massachusett,s Rhode Island, Connecticut and Vermont, which furnishes to members, located in most communities in these states, a complete home plan service. Persons residing in these states should write to the Association and inquire the name of the nearest member dealer from whom complete plan books on most any type of small structure may be secured.

ADDRESS:

605 Case Building, Rochester, New York.

#### NORTHWESTERN LUMBERMEN'S ASSOCIATION

The above is an association of Retail Lumbermen in the States of Minnesota, North Dakota, South Dakota, lowa, etc., which furnishes to members, located in most communities in these states, a complete home plan service. Persons residing in these states should write to the Association and inquire the name of the nearest member dealer from whom complete plan books on almost any type of small structure may be secured.

ADDRESS: 1645 Hennepin Avenue, Minneapolis, Minnesota.

#### U. S. DEPARTMENT OF AGRICULTURE:

NOTE: The Bureau of Agricultural Engineering of the above mentioned Government Department, has prepared a special booklet on Farm Home plans in which is presented approximately sixty-five designs of structures which have been selected, in most part, from plans prepared by the extension service of agricultural colleges in most of the states.

Name of Booklet: "FARM HOUSE PLANS"—this booklet may be secured by writing directly to the Superintendent of Documents, U. S. Government Printing Office, Washington, D. C.—a charge of ten cents for each booklet is made.

ADDRESS: Washington, D. C.

#### STATE AGRICULTURAL COLLEGE SERVICE

Most state Agricultural Colleges maintain departments concerned with the planning and construction of farm homes. Many of the services offer their suggestions in printed form and many plans other than those few selected by the U. S. Department of Agriculture may be obtained. A list of these colleges is printed in the Booklet listed immediately above.



## ACT NOW!

TAKE ADVANTAGE OF A NEW FEDERAL HOUS-ING ADMINISTRATION LOAN WHILE LUMBER PRICES ARE - - -

### STILL DOWN

#### Lumber PRICES ARE STILL DOWN.

. . . . . The existing combination of favorable material prices and new, low-cost, long-term improvement loans under the NATIONAL HOUSING ACT present a perfect SET-UP for the home improver.

. . . . . If you have an idea of fixing up the old homestead or planning a new one, we suggest you make your arrangements at once before the situation changes.

GRATEFUL ACKNOWLEDGEMENT is made to the following organizations for the kind permission granted to reprint in this booklet their home designs—

The AMERICAN HOME MAGAZINE
The ARCHITECT'S SMALL HOUSE SERVICE BUREAU
The SUBSISTENCE HOMESTEAD DIVISION (Interior Department)
NATION PLAN SERVICE

## WHERE ADDITIONAL LUMBER INFORMATION MAY BE OBTAINED

THIS book is a part of the service to distributors and consumers of lumber sponsored by the National Lumber Manufacturers Association. It is suggested that those desiring additional information regarding the respective species of wood write the following associations affiliated with the National Lumber Manufacturers Association:

American Walnut Manufacturers Association
California Redwood Association
HARDWOOD MANUFACTURERS INSTITUTE
Maple Flooring Manufacturers Association
NORTHERN HEMLOCK AND HARDWOOD MANUFACTURERS ASSOCIATIONOshkosh, Wis. Hemlock, Birch, Maple, Basswood, Elm, Ash, Beech, Tamarack, White Pine.
NORTHERN PINE MANUFACTURERS ASSOCIATION
RED CEDAR SHINGLE BUREAUSeattle, Wash. Certified Red Cedar Shingles.
Southern Cypress Manufacturers Association
Southern Pine Association
North Carolina Pine Branch
West Coast Lumbermen's Association Seattle, Wash., and Portland, Ore. Douglas Fir, West Coast Hemlock, Spruce, Western Red Cedar, Port Orford Cedar.
WESTERN PINE ASSOCIATION

#### National Lumber Manufacturers Association

1337 Connecticut Ave., Washington, D. C.

#### FIELD OFFICES

Chicago

Minneapolis

New Orleans

San Francisco

Portland

#### **COOPERATING ORGANIZATIONS**

Appalachian Hardwood Manufacturers, Inc	. Cincinnati, O.
National-American Wholesale Lumber Association	. New York, N. Y.
National Hardwood Lumber Association	
Northeastern Lumber Manufacturers Association	. New York, N. Y.
Northern White Pine, Norway Pine, Eastern Spruce, Balsam Fir, Northern	Hardwoods.
Service Bureau—American Wood Preservers Association	

